

City/County
Planning Division

Billings
Metropolitan
Planning
Organization

2825 3rd Ave.
N Billings, MT
59101 4th Floor
P 406.247.8676

January 13, 2023

County LUCZ 2 – MetraPark
Project Number: PZX-23-00004

Dear Property Owner:

This is to inform you of the following request recently submitted to the City/County Planning Department.

Land Use Contrary to Zone (LUCZ) No. 2 – Metra Park Lower and Expo Pavilion Parking Lot – Re-build of parking area without restoration of landscaping – Metra Park intends to rehabilitate the lower parking lot and the parking in front of the Expo Pavilion to include new paving, storm drainage and lighting. The project does not include installation of the required parking lot or street frontage landscaping. All parking lots and developments with street frontage require landscaping. The property is located in a Public 3 – Civic Campus (P3) zone district at 308 6th Ave North. A project that replaces an existing development is normally required to comply with site development standards for landscaping. This is in code Section 27-1100 (Proportionate Compliance), Section 27-1500 (Nonconformities) and 27-1200 (Landscaping) of the Yellowstone County Zoning Regulations adopted in December 2020. The Metra Park parcel is legally described as an unplatted parcel in Section 27 and Section 34, Township 1 North, Ranger 26 East of approximately 152.47 acres. The project area is a 6.75 acre area within the Metra property.

76-2-402. Local zoning regulations -- application to agencies.

- (1) Whenever an agency proposes to use public land contrary to local zoning regulations, a public hearing must be held and the agency shall attend the public hearing.
- (2) The local governing body shall hold a hearing within 30 days of the date the agency gives notice to the local governing body of its intent to develop land contrary to local zoning regulations.

The Board of County Commissioners has designated Tuesday, January 31, 2023, at 9:30 a.m. as the date and time to conduct the public hearing. The hearing will be held in the Commissioner's meeting room, 316 N 26th Street – 3rd Floor.

Written comments may also be sent to Board via email to cromwelln@billingsmt.gov or treitz@yellowstonecountymt.gov before 1:00 PM on Monday, January 29, 2023. All emails received prior to this time will become part of the record for the public hearing.

Sincerely,
The Staff of the City/County Planning Division

APPLICATION FORM

COUNTY **Land Use Contrary to Zoning** ID: County Variance # _____ - Project # _____

Fee: \$482 + \$125 Sign Deposit

The undersigned as owner(s) of the following described property hereby request a Public Hearing on a Land Use Contrary to Zoning from the terms of the Yellowstone County Unified Zoning Regulations.

TAX ID # D05612B COUNTY COMMISSIONER DISTRICT # 02

Legal Description of Property: S27, T01, R26 E, FAIRGROUNDS & PORTIONS OF ABND RR ABOVE WASTEWATER TRTMNT PLANT IN SEC 27 & 34 METRA RIVERSIDE

Address or General Location (If unknown, contact County Public Works): METRA 6TH AVE N
BILLINGS, MT 59101

Zoning Classification: P3-MEDICAL, EDUCATIONAL OR CIVIC CAMPUS

Size of Parcel (Area & Dimensions): 6.75 ACRES (PROJECT AREA) 152.47 ACRES (FULL PARCEL)

Covenants or Deed Restrictions on Property: Yes _____ No X

If yes, please attach to application

Brief explanation of the Project: REHABILITATION OF LOWER LOT AND ACCESS ROAD TO INCLUDE PAVING, STORMWATER AND LIGHTING, ESSENTIALLY MATCHING THE ORIGINAL LAYOUT.

*** Additional information may be required as determined by the Zoning Coordinator in order to fully evaluate the application.

Owner(s): YELLOWSTONE COUNTY
(Recorded Owner) 316 NORTH 26TH/ROOM 3101, BILLINGS, MT 59101
(Address) 406.256.2701 JMATTESON@YELLOWSTONECOUNTYMT.GOV
(Phone Number) (email)

Agent(s): WWC ENGINEERING
(Name) 550 S. 24TH ST. W. STE. 201, BILLINGS, MT 59102
(Address) 406.894.2210 GREID@WWCENGINEERING.COM
(Phone Number) (email)

I attest that all the information presented herein is factual and correct.

Signature: James Matteson Date: 01/09/2023
(Recorded Owner)
Purchasing Agent- Yellowstone County

Date Stamp

TO: Yellowstone County Commissioners
FROM: Greg Reid, WWC Engineering
DATE: January 6, 2023
SUBJECT: MetraPark Lower and Expo Lot Variance Request Application

The purpose of this memo is for addressing items for the submittal on the project referenced above:

1. What reasons prevent you from using this property in conformance with the Zoning Regulation requirements?

This is a rehabilitation project that is not changing the layout of the property. Inclusion of landscaping requirements to be in compliance with zoning would cause stormwater drainage problems. There are large areas of landscaping on other parts of the property, therefore the MetraPark as a whole will still comply with zoning requirements. The only deviation is the absence of landscaped islands in the parking areas.

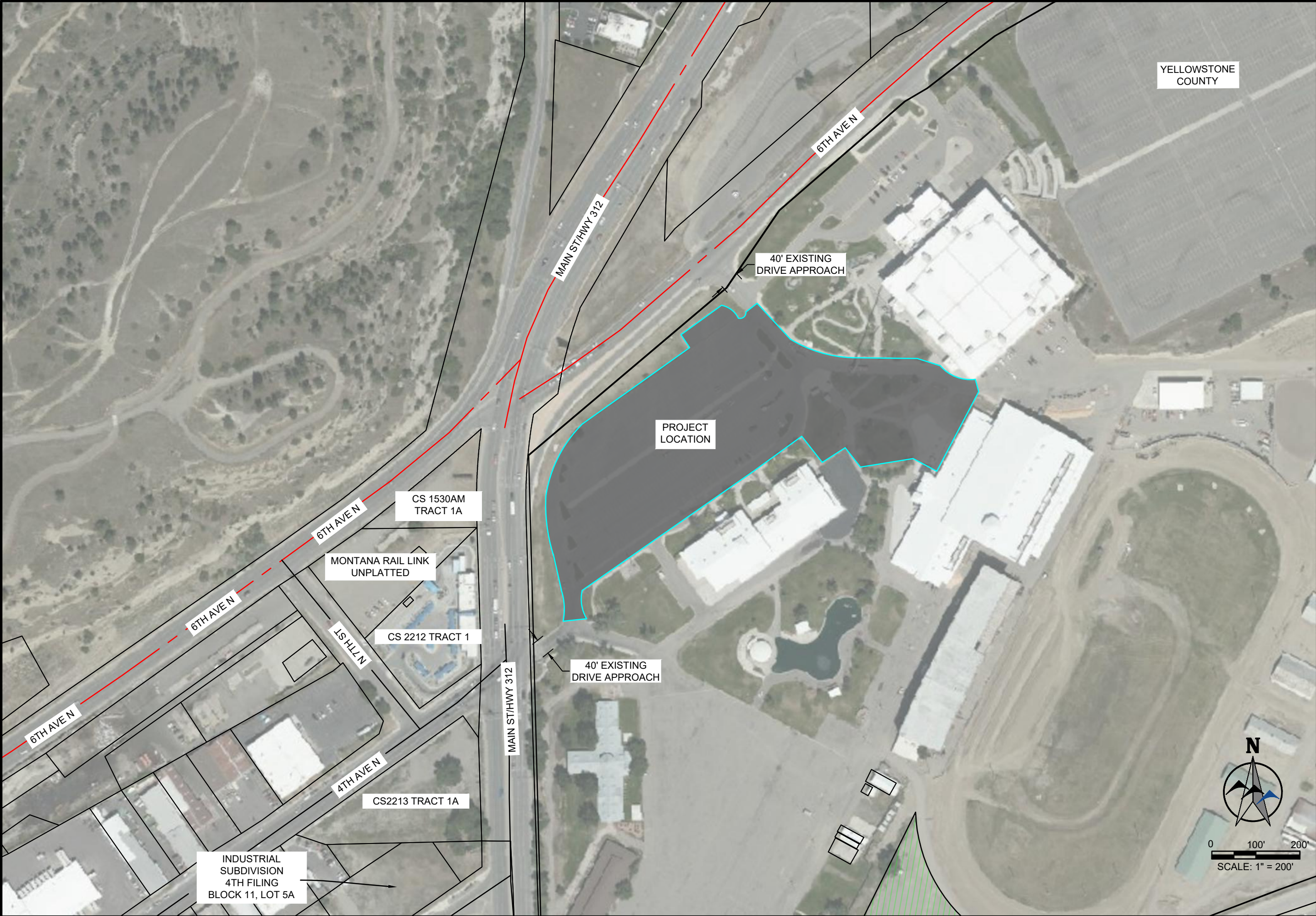
2. Why is there a need for the intended use of the property at this location?

The property is currently used as a parking lot for Metra events; this project is simply a rehabilitation of the existing lot due to deterioration of surfacing. A small section of green space is going to be replaced with parking area, because it was being driven over and parked on during events.

3. Explain any demolition, construction or reconstruction intended for all structures.

The proposed parking lot will be demolished, and new base and asphalt will be placed across it. Additionally, existing lighting that has aged will be replaced with additional lighting to improve coverage and safety for users of the lot.

K:\Sheridan\Yellowstone County, MT\2021\555 MetraPark Infrastructure Improvements\05\CAD\Design\21555-SITE-PREMIUM LOT-VARIANCE.dwg LOWER_ARENA_EXPO LOT VARIANCE 1/6/2023 4:53:55 PM



YELLOWSTONE
COUNTY

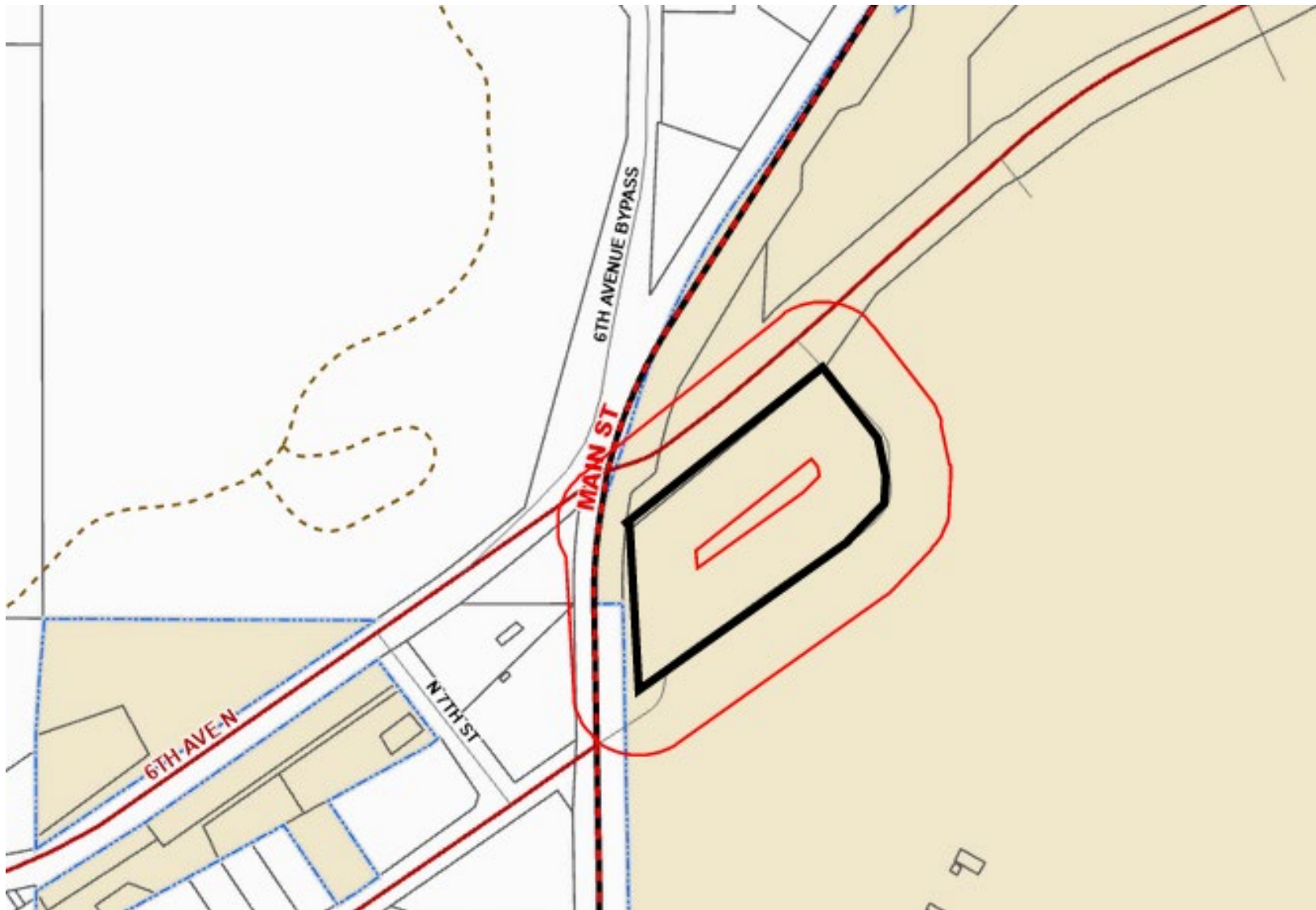
YELLOWSTONE COUNTY
METRAPARK INFRASTRUCTURE IMPROVEMENTS
VARIANCE REQUEST SITE PLAN
YELLOWSTONE COUNTY, MT

DESIGNED BY: BSR
DRAWN BY: BSR
CHECKED BY: GTR
DATE: 01/05/2023

SHEET
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PREPARED BY
WWC ENGINEERING
550 S. 24TH ST. W., SUITE 201
BILLINGS, MT 59102
(406) 894-2210
www.wwcengineering.com

NO.	REVISION	BY	DATE
PROJECT NO. 2021-555			



County Land Use Contrary to Zoning – Lower Parking Lot Landscaping